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## RECOMMENDATION

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This document shows the case officer's recommended decision for the application referred to below.  
This document is not a decision notice for this application.

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<b>Applicant</b>	Mrs A. Fabian	<b>Reg. Number</b>	10-AP-3693
<b>Application Type</b>	Full Planning Permission	<b>Case Number</b>	TP/2587-139
<b>Recommendation</b>	Grant permission		

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### Draft of Decision Notice

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#### **Planning Permission was GRANTED for the following development:**

Proposed single storey ground floor side extension to provide additional residential accommodation for the dwellinghouse and addition of a raised terrace level with glass balustrade at the rear of the property.

**At:** 139 WOODWARDE ROAD, LONDON, SE22 8UP

**In accordance with application received on 20/12/2010**

**and Applicant's Drawing Nos.** 8228-A4-8228-OS-MAP, 8228-A3-A(20)E00, 8228-A3-A(20)E01, 8228-A3-A(20)E02, 8228-A3-A(20)P000, 8228-A3-A(20)P001, 8228-A(20)P02, 8228-A3-A(20)S00, 8228-A3-A(20)V01, 8228-A3-A(20)V03, 8228-A3-E(20)E00, 8228-A3-E(20)E01, 8228-E(20)P01-A, 8228-A(20)PH1, 8228-A3-E(20)V01

#### **Reasons for granting permission.**

This planning application was considered with regard to various policies including, but not exclusively:

a] Strategic Policy 12 - Design and Conservation, which seeks a high standard of design in development and Strategic Policy 13 - High Environmental Standards, which seeks sustainable use of resources of The (Draft) Core Strategy 2011.

b] Saved Policies 3.2 - Protection of Amenity advises that permission will not be granted where it would cause a loss of amenity, 3.12 - Quality in Design requires new development to achieve a high quality of architectural and urban design, 3.13 - Urban Design advises that principles of good design must be taken into account in all developments, 3.15 - Conservation of the Historic Environment advises that development should preserve or enhance the special interest or historic character or appearance of buildings of historical or architectural significance and 3.16 - Conservation Areas advises that within conservation areas development should preserve or enhance the character or appearance of the area, of the Southwark Plan [July 2007].

c] Residential Design Standards SPD (2008).

d] Planning Policy Statement 5 - Planning for the Historic Environment

Regard was had to the impact of the extension and adjacent terrace on the amenity of neighbours by way of loss of light, overlooking and loss of privacy, but it was not considered that any significant harm would arise. The proposed design was also considered acceptable for this dwelling and would preserve or enhance The Dulwich Village Conservation Area. As such, planning permission was granted as there are no, or insufficient, grounds to withhold consent on the basis of the policies considered and other material planning considerations.

#### **Subject to the following condition:**

- 1 The development hereby permitted shall be begun before the end of three years from the date of this permission.

Reason

As required by Section 91 of the Town and Country Planning Act 1990 as amended

- 2 The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans: 8228-A3-A(20)E00, 8228-A3-A(20)E01, 8228-A3-A(20)E02, 8228-A3-A(20)S00, 8228-A3-A(20)P000, 8228-A3-A(20)P001, 8228-A(20)P02, 8228-A3-A(20)V01, 8228-A3-A(20)V03,  
Reason:  
For the avoidance of doubt and in the interests of proper planning.

- 3 The materials to be used in the implementation of this permission shall not be otherwise than as described and specified in the application and on the drawings hereby approved.

Reason:

To ensure the use of appropriate materials in the interest of the design and appearance of the building and the visual amenity of the area in accordance with Strategic Policy 12 - Design and Conservation and Strategic Policy 13 - High Environmental Standards of The (Draft) Core Strategy 2011 and Saved Policies 3.12 'Quality in Design', 3.13 'Urban Design' and 3.16 'Conservation Areas' of the Southwark Plan (2007).